

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 FAULL CLOSE CROYDON NORTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,022,500

Property type

House

Suburb

Croydon North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

45-49 FAIRVIEW AVENUE CROYDON NORTH VIC 3136	\$1,500,000	24-May-25
88 EXETER ROAD CROYDON NORTH VIC 3136	\$1,100,000	10-Jun-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 24 June 2025



## 45-49 FAIRVIEW AVENUE CROYDON NORTH VIC 3136

4 2 2

Sold Price <sup>RS</sup> **\$1,500,000** <sup>UN</sup> Sold Date **24-May-25**

Distance **1.45km**



## 88 EXETER ROAD CROYDON NORTH VIC 3136

6 3 -

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **10-Jun-25**

Distance **1.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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